



Local Ballot Measure: G

Measure G

Rincon Valley Union School District

Measure Question

55% Majority Needed to Pass

To update local elementary/middle schools by upgrading classrooms, science, technology, engineering labs/music classrooms and classroom technology; provide classrooms for kindergarten students and students with learning disabilities; replace outdated portable classrooms; repair, construct, acquire, classrooms, sites, facilities and equipment; shall Rincon Valley Union School District's measure be adopted, authorizing \$65,600,000 in bonds at legal rates, levying 3¢ per \$100 assessed valuation raising approximately \$4,400,000 annually while bonds are outstanding, with citizen oversight, annual audits, no funds for administrators?

What Your Vote Means

YES	NO
A "yes" vote on Measure G will authorize the District to issue the bonds and levy taxes to pay for the indebtedness.	A "no" vote on Measure G will not authorize either the issuance of bonds or the associated levy of taxes.

For and Against Measure G

FOR	AGAINST
Scott Gross General Manager, Oliver's Market Laurie Fong Retired Principal & Trustee Diane Moresi Former Rincon Valley Superintendent Pamela G. Stone Oakmont Resident Eddie Engram Sonoma County Sheriff	No argument was submitted against Measure G



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County Counsel's Impartial Analysis of Measure G

California law permits school districts to issue bonds to pay for construction, repair, replacement, and acquisition of school facilities if 55 percent of the voters who vote on the measure approve the sale of the bonds. The Rincon Valley Union School District Board of Trustees ("Board") has placed on the ballot the question of whether to issue \$65,600,000 in bonds for such purposes.

Money raised by bond sales may only be used for the purposes and projects stated in the "Project List" set forth in Measure G, including but not limited to: updating local elementary and middle schools by upgrading classrooms, science, technology, engineering labs and music classrooms, and classroom technology; providing classrooms for kindergarten students and students with learning disabilities; replacing outdated portable classrooms; repairing, constructing, and acquiring classrooms, sites, facilities and equipment. As required by state law, Measure G prohibits using bond proceeds for teacher and administrator salaries, or other operating expenses.

The Board has certified that it evaluated safety, class size, and information technology needs in developing the Project List. Inclusion of a project on the Project List does not guarantee it will be funded or completed. The Board will establish the priority and order in which projects are undertaken.

If adopted, Measure G includes "Fiscal Accountability" that requires the Board to: annually conduct independent financial and performance audits to ensure bond proceeds have been expended only on projects on the Project List; establish an Independent Citizens' Oversight Committee; and create an account into which proceeds of the bonds are deposited. Measure G further requires the chief fiscal officer to provide an annual report to the Board on the status of projects undertaken and the amount of bond proceeds received and expended in each year.

If approved, Rincon Valley Union School District has discretion to decide when to sell all or any portion of the bonds based on the need for project funds and other factors. The interest rate on the bonds would depend on the market rate at the time the bonds are sold, but not exceed the statutory maximum. The bonds will be repaid with funds raised from an increase in property taxes based upon the assessed value of taxable property in the District. The "Tax Rate Statement" prepared by the District's Superintendent estimates the property tax levies required to pay off the bonds, which shall not exceed statutory limits. Those tax levies are projections, and could go up or down, depending on a number of factors including the timing and amount of bond sales, and changes in assessed property values in the District.

A "yes" vote on Measure G will authorize the District to issue the bonds and levy taxes to pay for the indebtedness.

A "no" vote on Measure G will not authorize either the issuance of bonds or the associated levy of taxes.

ROBERT PITTMAN
County Counsel

By: s/ Petra Bruggisser
Deputy County Counsel

Tax Rate Statement — Measure G

An election will be held in Rincon Valley Union School District (the "District") on March 5, 2024 for the purpose of submitting to the electors of the District the question of incurring bonded indebtedness of the District in the principal amount of \$65,600,000. If such bonds are authorized and sold, the principal thereof and interest thereon will be payable from the proceeds of taxes levied on the taxable property in the District. The following information regarding tax rates is given in compliance with Section 9401 of the California Elections Code. This information is based upon the best estimates and projections presently available from official sources, upon experience within the District and other demonstrable factors.

Based upon the foregoing and projections of the assessed valuations of taxable property in the District, and assuming the entire debt service on the bonds will be paid through property taxation:

1. The best estimate of the average annual tax rate that would be required to be levied to fund the bond issue over the entire duration of the bond debt service, based on assessed valuations available at the time of the filing of this statement, or a projection based on experience within the same jurisdiction or other demonstrable factors is \$26.42 per \$100,000 of assessed valuation of all property to be taxed. It is estimated that the final fiscal year in which the tax is anticipated to be collected is fiscal year 2053-54.

2. The best estimate of the highest tax rate that would be required to be levied to fund the bond issue, and an estimate of the year in which that rate will apply, based on estimated assessed valuations available at the time of the filing of this statement, or a projection based on experience within the same jurisdiction or other demonstrable factors, is \$30.00 per \$100,000 of assessed valuation of all property to be taxed for fiscal years 2035-36 through and including 2050-51.

3. The best estimate of the total debt service, including the principal and interest, that would be required to be repaid if all the bonds are issued and sold is approximately \$133,842,000.

Attention of voters is directed to the fact that the foregoing information is based upon projections and estimates only. The actual timing of sales of the bonds and the amount to be sold at any time will be governed by the needs of the District and other factors. The actual interest rates at which the bonds will be sold, which will not exceed the maximum permitted by law, will depend upon the bond market at the time of sale. The actual assessed valuations in future years will depend upon the value of property within the District as determined in the assessment and the equalization process. Assessed valuation is not the same as market price of real property. Therefore, the actual tax rates and the years in which those tax rates will be applicable may vary from those presently estimated and stated above.

Voters should note that estimated tax rates are based on the *ASSESSED VALUE* of taxable property on the County's official tax rolls, *not* on the property's market value. Property owners should consult their own property tax bills to determine their property's assessed value and any applicable tax exemptions.

Dated: November 29, 2023

s/ Amy Jones
Superintendent
Rincon Valley Union School District



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Arguments and rebuttals are the opinions of the authors. They are printed exactly as submitted, including errors.

Argument in Favor of Measure G	Argument Against Measure G
<p>Vote Yes on G to repair and upgrade Rincon Valley elementary/middle schools to ensure all students have access to high-quality educational facilities.</p> <p>Rincon Valley Union School District schools need repairs and upgrades to meet modern safety and academic standards for students today and in the future. Additionally, because of the rapidly growing younger student population, our elementary schools need more primary-age classrooms.</p> <p>Voting Yes on G will replace deteriorating portables with permanent classrooms and construct new classrooms for science labs and music instruction, renovate outdated facilities at older schools to maintain student safety and upgrade classroom technology to meet current learning standards.</p> <p>Vote Yes on Measure G to replace aging and leaking roofs, outdated heating and cooling systems, and aging plumbing and electrical systems; upgrade classrooms and science, technology, engineering, and math labs; update classroom technology for current learning standards; construct additional science, music, and kindergarten classrooms; add transitional kindergarten classrooms with bathrooms for our youngest learners and expand classroom space for students with learning disabilities.</p> <p>Every penny raised by Measure G must stay local to repair and upgrade Rincon Valley schools only – no funds can be taken by the State.</p> <p>Strict accountability requirements such as a detailed project list, public disclosure of all spending, and an independent citizen’s oversight committee ensure Measure G funds are spent as promised. By law, no money can be used for administrator salaries.</p> <p>Voting Yes on G will help Rincon Valley schools qualify for millions in State-matching funds that would otherwise go to other schools.</p> <p>Even if you don’t have school-age children, improving our local elementary schools is a wise investment. Quality educational facilities enhance our property values and improve our whole community. Good schools make great communities.</p> <p>Please join local parents, teachers, business and community leaders — vote Yes on G for Rincon Valley Union School District students and schools!</p> <p>s/ Scott Gross General Manager, Oliver’s Market</p> <p>s/ Laurie Fong Retired Principal & Trustee</p> <p>s/ Diane Moresi Former Rincon Valley Superintendent</p> <p>s/ Pamela G. Stone Oakmont Resident</p> <p>s/ Eddie Engram Sonoma County Sheriff</p>	<p>No Argument Was Submitted Against Measure G</p>



Local Ballot Measure: G

Full Text of Measure G

FULL TEXT BALLOT PROPOSITION OF THE RINCON VALLEY UNION SCHOOL DISTRICT BOND MEASURE ELECTION MARCH 5, 2024

The following is the full proposition presented to the voters by the Rincon Valley Union School District.

“To update local elementary/ middle schools by upgrading classrooms, science, technology, engineering labs/ music classrooms and classroom technology; provide classrooms for kindergarten students and students with learning disabilities; replace outdated portable classrooms; repair, construct, acquire, classrooms, sites, facilities and equipment; shall Rincon Valley Union School District’s measure be adopted, authorizing \$65,600,000 in bonds at legal rates, levying 3¢ per \$100 assessed valuation raising approximately \$4,400,000 annually while bonds are outstanding, with citizen oversight, annual audits, no funds for administrators?”

PROJECT LIST

The Board of Trustees of the Rincon Valley Union School District is committed to quality education in **local elementary and middle schools** by providing safe, secure, **upgraded classrooms, science, technology, and engineering labs**, needed to support high quality instruction in science, engineering, technology, math, art and music. To that end, the Board evaluated the District’s urgent and critical technology and facility needs, including safety issues, class size reduction, basic repairs, computer and information technology in developing the types of projects to be funded by this measure as described below. The District also approved a Facilities Assessment and Implementation Plan on November 15, 2022. The Board has prioritized the key health and safety needs so that the most critical facility needs are addressed. This measure could qualify Rincon Valley Union School District for millions in State matching funds that would otherwise go to other school districts.

In approving this Project List, the Board of Trustees determines that the District **must**:

- (i) **Upgrade classrooms, science, technology, and engineering labs; and**
- (ii) **Update classrooms and classroom technology for current educational standards; and**
- (iii) **Adhere to specific fiscal accountability safeguards:**
 - (a) **All expenditures subject to annual independent financial audits.**
 - (b) **No money taken by the State. All funds will be locally controlled.**
 - (c) **All expenditures reviewed by an independent citizen oversight committee to ensure that funds are spent only as authorized.**
 - (d) **No money used for administrators’ salaries.**

The Project List includes the following types of upgrades and improvements at District schools, facilities and sites:

Projects That Improve Student Safety and Success

Goals and Purposes

All money raised by this measure will be controlled locally, will to go our local elementary and middle schools, and cannot be taken away

by the State.

Because of the rapidly growing transitional kindergarten student population, the District needs three times as many transitional kindergarten classrooms as it had in 2021. This measure will also provide specialized classrooms for students with learning disabilities.

- Upgrade classrooms and classroom technology for current educational standards.
- **Update classrooms, science, technology, and engineering labs.**
- Provide additional classrooms for students with learning disabilities.
- Provide updated equipment for classrooms.
- Provide preschool, transitional kindergarten, and kindergarten classrooms.
- Modernize all permanent classrooms.

School Repair and Upgrade Projects Funded By Locally Controlled Money That Cannot Be Taken By the State

Goals and Purposes

Because the State does not provide funding for facilities, local schools cannot maintain quality educational programs without local funding provided by this measure.

Even if you do not have school-age children, supporting quality education is a wise investment, since good schools maintain the quality of life in our community and protect the value of our homes.

- Upgrade music classrooms.
- **Repair and replace aging plumbing and electrical systems.**
- Replace outdated heating and cooling systems.
- Renovate, improve, repair, expand or upgrade existing classrooms.
- **Replace outdated and aging portables with new classrooms.**
- Modernize old classrooms with new paint, carpets, cabinetry, floors, and ceilings.
- Install additional student restrooms.
- Install solar panels to power new classrooms.
- Repair athletic fields and physical education facilities.
- Update drop-off and pick-up areas and parking lots.

In addition to the projects listed above, the repair and renovation of each of the District’s existing schools and facilities, may include, but not be limited to, some or all of the following: add or renovate student and staff restrooms; repair and replace electrical, plumbing, storm drain, heating, ventilation and air conditioning systems; upgrade of facilities for energy efficiencies, including solar panels; repair and replace worn-out and deteriorated roofs, gutters, windows, walls, floors, sinks, doors, drinking fountains, hydration stations, and portable classrooms; construct, expand or renovate offices and facilities for professional development of teachers, more efficient administration and multi-purpose learning spaces and libraries; install wiring and electrical systems to safely accommodate computers, technology and other electrical devices; acquisition of furniture; upgrade, acquire, or construct support facilities including central plants, boilers, administrative, physical education, music, art, visual, performing and fine arts classrooms or facilities, amphitheaters, stages, bleachers, science, computer labs/classrooms, multi-purpose rooms, auditoriums, libraries and buildings, swing space, covered eating areas,



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Full Text of Measure G (Continued)

shade structures, maintenance and operations facilities and yards; repair and replace fire alarms, emergency communications, cameras and security systems; improve facilities to satisfy ADA requirements; resurface or replace asphalt, broken concrete and improve walkways, hard courts, play area surfaces, turf and irrigation/drainage systems and campus landscaping; install signage, and fencing; expand, construct or improve parking and pick-up/drop-off areas; improve all site utilities; acquire land; construct or acquire new school classrooms, buildings, and libraries; upgrade or replace interior and exterior painting, floor covering (including carpets), portable classrooms and school facades; demolition; upgrade kitchens, food service, and school cafeterias; construct various forms of storage, cabinets and support spaces and classrooms; improve outdoor learning environments and quads; repair, upgrade and install interior and exterior lighting systems; construct, acquire or improve learning walls, tack boards, markerboards, playgrounds, playground equipment, play structures, athletic and play fields, gymnasiums, turf and artificial turf, tracks, and facilities to support student health, fitness and safety, lockers, and other facilities serving District students; replace or repair outdated security fences and security systems (including access control systems), provide lunch shelters, canopies, upgrade or add multi-purpose rooms, learning centers and media centers; add or upgrade parking lots. In addition to the listed projects stated above, the Project List also includes the acquisition of a variety of instructional, maintenance and operational equipment, including the reduction or retirement of outstanding lease obligations and interim funding incurred to advance fund projects from the Project List; payment of the costs of preparation of all facility planning, facility studies, assessment reviews, facility master plan preparation and updates, environmental studies (including environmental investigation, remediation and monitoring), design and construction documentation, and temporary housing of dislocated District activities caused by construction projects.

The upgrading of technology infrastructure includes, but is not limited to, network rewiring, cabling, access points, computers, mobile interface devices, monitors, data centers, main distribution frame, switches, routers, modules, power supply, data storage, sound projection systems, public address systems, phone communication systems, data/voice network system, laser printers, digital white boards, document projectors, upgrade voice-over-IP, clock/telephone/ intercom systems, call manager and IT security, wireless technology systems, refresh classroom technology, acquire necessary software and miscellaneous IT and instructional equipment, data storage, phones, identity cards and the construction and installation of a data center in the cloud for the District enterprise systems, such as resource planning, websites, domain name systems, cloud applications and information security.

The budget for each project is an estimate and may be affected by factors beyond the District's control. The final cost of each project will be determined as plans and construction documents are finalized, construction bids are received, construction contracts are awarded and projects are completed. Based on the final costs of each project, certain of the projects described above may be delayed or may not be completed. Demolition of portable classrooms and existing facilities and reconstruction of facilities scheduled for repair and upgrade may occur, if the Board determines that such an approach would be more cost-effective in creating more enhanced and operationally efficient campuses. Necessary on-site and off-site improvements, site preparation and restoration may occur in connection with new construction, renovation or remodeling, or installation or removal of relocatable classrooms, including ingress and egress, removing, replacing, or installing irrigation or drainage systems, traffic signals, sewer or utility lines, trees and landscaping, relocating fire access roads, road widening, and acquiring any necessary easements, licenses, permits or rights of way to the property. The listed projects will be completed as needed. Each project is assumed to include its share of furniture, equipment, architectural, engineering, legal fees and similar planning costs, connection fees, permit fees, program/project management, staff training expenses and a customary contingency for unforeseen design and construction costs. Proceeds of the bonds may be used to pay or reimburse the District for the cost of District staff when performing work on or necessary and incidental to bond projects. Bond

proceeds shall only be expended for the types of projects and purposes identified herein. The District shall create an account into which proceeds of the bonds shall be deposited and comply with the reporting requirements of Government Code § 53410.

FISCAL ACCOUNTABILITY: THIS MEASURE REQUIRES A CLEAR SYSTEM OF ACCOUNTABILITY, INCLUDING A PROJECT LIST DETAILING HOW THE MONEY WILL BE USED, AN INDEPENDENT CITIZENS' OVERSIGHT COMMITTEE, AND INDEPENDENT AUDITS TO ENSURE MONEY IS SPENT PROPERLY.

IN ACCORDANCE WITH EDUCATION CODE SECTION 15272, THE BOARD OF TRUSTEES WILL APPOINT A CITIZENS' OVERSIGHT COMMITTEE AND CONDUCT ANNUAL INDEPENDENT AUDITS TO ASSURE THAT FUNDS ARE SPENT ONLY ON DISTRICT PROJECTS AND FOR NO OTHER PURPOSE. THE EXPENDITURE OF BOND MONEY ON THESE PROJECTS IS SUBJECT TO STRINGENT FINANCIAL ACCOUNTABILITY REQUIREMENTS. BY LAW, PERFORMANCE AND FINANCIAL AUDITS WILL BE PERFORMED ANNUALLY, AND ALL BOND EXPENDITURES WILL BE MONITORED BY AN INDEPENDENT CITIZENS' OVERSIGHT COMMITTEE TO ENSURE THAT FUNDS ARE SPENT AS PROMISED AND SPECIFIED. THE CITIZENS' OVERSIGHT COMMITTEE MUST INCLUDE, AMONG OTHERS, REPRESENTATION OF A BONA FIDE TAXPAYERS ASSOCIATION, A BUSINESS ORGANIZATION AND A SENIOR CITIZENS ORGANIZATION. NO DISTRICT EMPLOYEES OR VENDORS ARE ALLOWED TO SERVE ON THE CITIZENS' OVERSIGHT COMMITTEE.

NO ADMINISTRATOR SALARIES: PROCEEDS FROM THE SALE OF THE BONDS AUTHORIZED BY THIS PROPOSITION SHALL BE USED ONLY FOR THE ACQUISITION, CONSTRUCTION, RECONSTRUCTION, REHABILITATION, OR REPLACEMENT OF SCHOOL FACILITIES, INCLUDING THE FURNISHING AND EQUIPPING OF SCHOOL FACILITIES, AND NOT FOR ANY OTHER PURPOSE, INCLUDING TEACHER AND SCHOOL ADMINISTRATOR SALARIES AND OTHER OPERATING EXPENSES.